

MN 2000 EF 265

site selection for your mobile home

Extension Folder 265 3

WILLIAM J. ANGELL
Extension Housing Specialist

AGRICULTURAL EXTENSION SERVICE 2
UNIVERSITY OF MINNESOTA 1



Selecting a suitable mobile home location is important for your immediate enjoyment and to protect the resale value of the home itself. Because it's costly, mobile homes seldom are moved from original sites. Consequently, you will want to consider the location alternatives before you place your dwelling.

Location is so important that many buyers find a desirable site before they buy a home. Frequently, mobile home parks will not rent a lot unless you bought your home from their dealership.

Some mobile home residents buy their own lots. However, at times zoning regulations may prohibit you from doing this. It might be more convenient to rent a space complete with utilities from a mobile home park or development. In Minnesota, about two-thirds of mobile home residents live in one of the 600 parks or developments.

To begin your search, ask a mobile home dealer for a list of parks with available lots. Also study the yellow pages or want ads for additional ideas. Another source of information is the Woodall's Mobile Home Park Directory. This guide assigns qualitative ratings to more than 10,000 parks throughout the United States including about 260 in Minnesota. Your dealer might let you borrow his copy, or perhaps your public library has one. If you can not borrow a directory, you can buy a copy for \$6.50 (includes handling and postage) from Woodall Publishing Company, 500 Hyacinth Place, Highland Park, Illinois 60035.

Next, visit three or more parks and talk with several residents as well as the management. Try to get a feeling of the atmosphere — the age, interests, and ways of life in the different parks.

Finally, look for the indications of a good development as listed on the following pages. If your observations do not provide a clear answer, discuss the item in question with the manager or park residents.

Mention, by title, of books is solely for the readers' convenience and does not imply endorsement, nor does failure to mention a title imply criticism by the Minnesota Agricultural Extension Service.

ANSWERS (circle)			ITEM (consider)
<u>Park 1</u>	<u>Park 2</u>	<u>Park 3</u>	<u>LOCATION</u>
yes no	yes no	yes no	Is the park located near schools, shopping, church of your choice, your place of work, and recreational and other facilities?
yes no*	yes no*	yes no*	Is the park without heavy traffic, dust, dirt, noise, and other forms of pollution?
yes no*	yes no*	yes no*	Is the park free from threat of flooding?
yes no	yes no	yes no	Is the general neighborhood zoned for residential use only?
yes no	yes no	yes no	Is the park attractive, pleasing, and well maintained?
yes no	yes no	yes no	Are paved streets and public walkways provided?
yes no	yes no	yes no	Are the streets and walkways well illuminated at night?
yes no	yes no	yes no	Are the streets and home-sites arranged in interesting curves and shapes (helps reduce traffic)?
yes no	yes no	yes no	Does the park have underground wiring?
yes no	yes no	yes no	Are the existing mobile homes skirted and landscaped?
			<u>LOT</u>
yes no*	yes no*	yes no*	Is the lot at least 30 feet wide and 80 feet deep? (The average is 40 by 80 feet and newer parks allow 50 by 100 feet.)
yes no*	yes no*	yes no*	Is the lot suitable for stabilizing and leveling the home?
yes no*	yes no*	yes no*	Is the lot properly graded so that moisture will drain away from the home?
yes no	yes no	yes no	Can the home be oriented so maximum benefit and protection will be provided from sunlight, wind, rain, and snow?
yes no	yes no	yes no	Is the view from the lot pleasant and likely to remain unchanged?
yes no	yes no	yes no	Will it be possible to enjoy privacy in the yard if desired?
yes no	yes no	yes no	Is pedestrian and automobile access direct, simple, and easy?
yes no	yes no	yes no	Is off-street parking available (two spaces desirable)?
yes no	yes no	yes no	Is a paved road and walk to the home site provided?
yes no	yes no	yes no	Is the lot well landscaped?
yes no	yes no	yes no	Is storage provided for such things as bicycles, lawn furniture, children's toys, snow removal equipment, and garden tools?
			<u>MANAGEMENT</u>
yes no	yes no	yes no	Does the manager or owner live in the park?
yes no	yes no	yes no	Does the manager expect and require a high level of maintenance?
			<u>RESTRICTIONS – REGULATIONS</u>
(Note: restrictions and regulations must be both in writing and enforced if they are to be effective in providing a desirable site for your new home. Ask to see the <u>written</u> rules of the park. Ask how these are enforced. For example, what are the grounds for eviction? Finally, evaluate the park rules to see if they are desirable for your family. Are the following prohibited, and <u>is this desirable for your family?</u>)			

* If any of the starred questions were answered **NO***, do not proceed or sign a lease until you carefully reevaluate the situation (Question).

<u>Park 1</u>		<u>Park 2</u>		<u>Park 3</u>		
yes	no	yes	no	yes	no	unsolicited salesmen?
yes	no	yes	no	yes	no	children?
yes	no	yes	no	yes	no	pets?
yes	no	yes	no	yes	no	late and noisy parties (how enforced)?
yes	no	yes	no	yes	no	on-the-lot storage of boats, snowmobiles, and inoperative cars?
yes	no	yes	no	yes	no	clothes lines on individual lots?
						Are homeowners required to:
yes	no	yes	no	yes	no	fully skirt their homes within a written time limit? (Note: when you skirt your home, don't forget to allow ventilation for the furnace or water heater if necessary.)
yes	no	yes	no	yes	no	to paint fuel tanks and other attachments to match the homes?
yes	no	yes	no	yes	no	to maintain their individual lots (lawn care and snow removal)?
						Are homeowners permitted to make site improvements, such as:
yes	no	yes	no	yes	no	fences (if allowed, height, material, or color restricted)?
yes	no	yes	no	yes	no	patios or decks?
yes	no	yes	no	yes	no	shrubs?
						(If permitted, do these become the property of the park when you leave? Will the park owner share in the expense?)
yes	no	yes	no	yes	no	Later, if you decide to sell your mobile home, will the buyer be able to keep your lot? (Ask the manager.)
						SERVICES
yes	no	yes	no	yes	no	Does the park provide facilities for washing and drying clothes including a drying yard enclosed by a fence?
yes	no	yes	no	yes	no	Is mail delivery provided? (Where is your mailbox?)
yes	no	yes	no	yes	no	Is newspaper delivery provided to your door?
yes	no*	yes	no*	yes	no*	Is police protection available and provided?
yes	no*	yes	no*	yes	no*	Is fire protection available and provided? (Where is the nearest fire station?)
yes	no*	yes	no*	yes	no*	Is a storm shelter available? Where?
yes	no*	yes	no*	yes	no*	Are all utilities available?
yes	no*	yes	no*	yes	no*	If you have an all-electric mobile home, is 150 to 200 amp service provided?
yes	no*	yes	no*	yes	no*	Does the park have its own servicemen or a list of servicemen who will provide maintenance for your home or appliances?

MONTHLY OPERATING EXPENSES

\$ _____ \$ _____ \$ _____ How much is the monthly rent?

If the following are not included in your rent, enter the average monthly cost:

* If any of the starred questions were answered **NO***, do not proceed or sign a lease **until** you carefully reevaluate the situation (Question).



3 1951 D01 928 541 6

\$ _____	\$ _____	\$ _____	water and sewer
\$ _____	\$ _____	\$ _____	electricity
\$ _____	\$ _____	\$ _____	gas (natural or bottled LP)
\$ _____	\$ _____	\$ _____	phone
\$ _____	\$ _____	\$ _____	trash collection
\$ _____	\$ _____	\$ _____	snow removal and street maintenance
\$ _____	\$ _____	\$ _____	lawn maintenance (common area and individual lots)
\$ _____	\$ _____	\$ _____	access to recreational facilities (if provided)
\$ _____	\$ _____	\$ _____	other (specify) _____
\$ _____	\$ _____	\$ _____	TOTAL MONTHLY OPERATING EXPENSE (add)

INITIAL EXPENSES

If any of the following charges are involved, enter the amounts.

\$ _____	\$ _____	\$ _____	entrance fee (usually not refunded)
\$ _____	\$ _____	\$ _____	damage or security deposit (must be refunded unless you damage the lot)

Deposit for utility hook-ups (Ask if these are refundable.)

\$ _____	\$ _____	\$ _____	water and sewer
\$ _____	\$ _____	\$ _____	electricity
\$ _____	\$ _____	\$ _____	gas
\$ _____	\$ _____	\$ _____	phone
\$ _____	\$ _____	\$ _____	TOTAL INITIAL EXPENSE (add)

OTHER

\$ _____	\$ _____	\$ _____	If you have guests or friends who may live with you for an extended period of time, how much will this raise your rent?
----------	----------	----------	---

GENERAL

yes	no*	yes	no*	yes	no*	Does the park have a lease that provides in writing all of the following information: length of tenancy, total monthly rent and any service charges, any and all restrictions and regulations, and any guarantees or oral promises made by the park personnel?
yes	no*	yes	no*	yes	no*	Do you fully understand all terms of the lease?
yes	no*	yes	no*	yes	no*	Finally, for money spent, will the park and lot provide the type of environment you want?

* If any of the starred questions were answered NO*, do not proceed or sign a lease until you carefully reevaluate the situation (Question).